

# San Francisco Lands in the City of Pleasanton

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San Francisco's lands at the western gateway to the City of Pleasanton are intended to be developed as a primarily residential community with a mix of other uses. This comprehensive proposal for community development offers both cities a continuing partnership in a dramatic, unique, new neighborhood form for future Pleasanton growth.

## Land History

The City of San Francisco has owned this 550-acre land parcel in the City of Pleasanton since 1930. Originally acquired as a well field to provide water for San Francisco, the old wells have been gradually phased out over the years. Although these lands are within the built-up urban area and adjacent to Pleasanton's City Hall and downtown area, they have remained undeveloped and used only for raising hay and various truck crops. In 1988, at the beginning of the Specific Plan program, approximately 30 acres were sold to the School District

to provide land for the new middle school.

## Planning Process

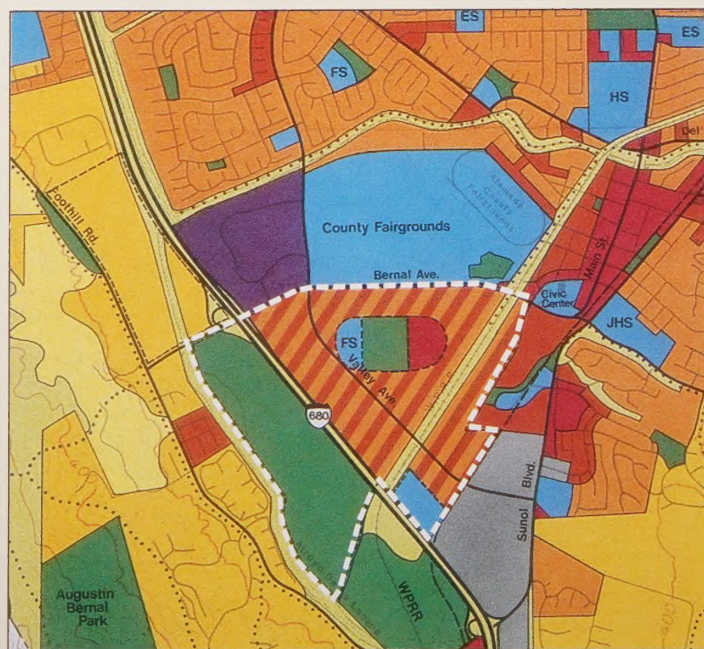
In June of 1988, the City retained a planning consultant team to initiate a comprehensive Master Plan program including environmental, land use, economic, and urban design studies. The team worked with City staff and elected

officials since the early stages to assess the City of Pleasanton's concerns and desires. The proposed Master Plan for community development fully represents the results of this cooperation.

## Next Steps

The Master Plan now initiates a citizen review phase. Based on open public discussion of these

proposals, a formal Specific Plan and Environmental Impact Report will be submitted in draft form to the City to initiate formal public hearings and review by the City of Pleasanton Planning Commission and City Council. A final Specific Plan will be adopted by the City Council.





# Golf Course, Parks, and Recreation Center

## A Golf Course in Town

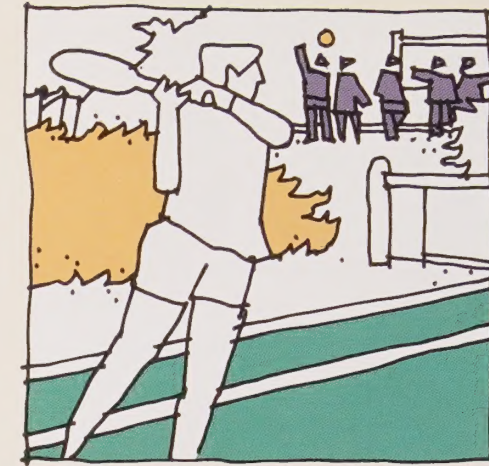
The need for golf facilities available to local residents has been a community issue for many years. The General Plan requires a golf course at this site. The plan offers residents an exciting, well-designed, 18-hole course of approximately 6,250 yards, which

includes paired fairways in the central Lakes Course and link-style fairways in the Arroyo Course section. The clubhouse complex may include pool, tennis and similar facilities for members, as well as a dining/banquet facility for weddings and other public events.



## Neighborhood Parks and Community Open Space

A balanced system of parkland facilities including greenways, water amenities, and natural areas is planned to serve the many recreational needs of an active neighborhood community.



## Recreation

Active recreation for all age groups will include play facilities for tots and youth, formal and informal turf and field sports, and court games, such as tennis, basketball and sand volleyball.

## Parks

A range of park activities are located throughout the neighborhoods on sites connected to a trail system. These include private mini-parks from 1 to 2 acres, and public parks of 5 acres in size.



## Community Open Space

The native woodland and streamway of Arroyo de la Laguna will be accessible for public use and enjoyment.



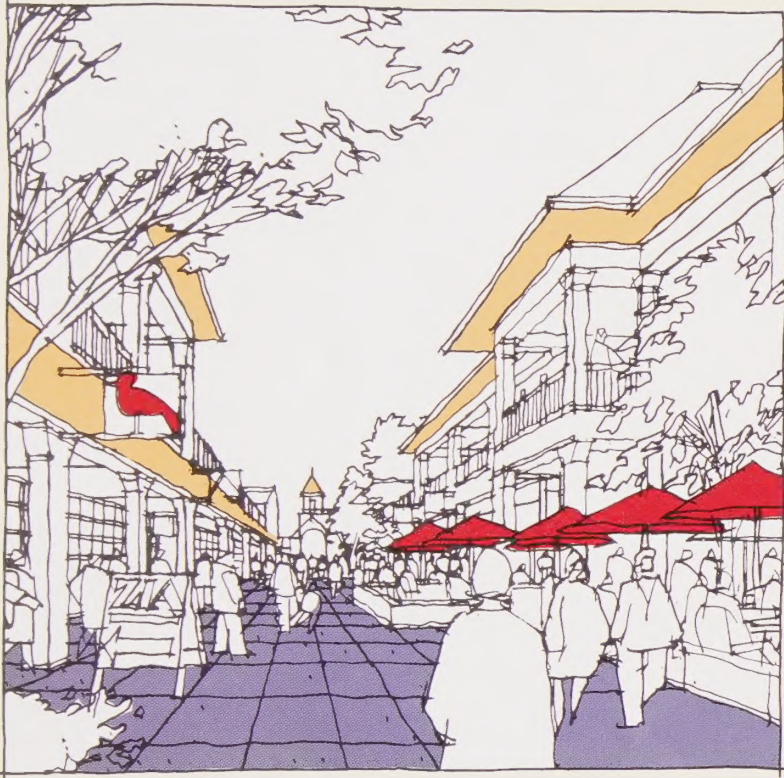
## Trailways

Pedestrian, jogging and bicycle trailways will wind along adjacent to a landscaped drainage swale system connecting all sub-areas. Pedestrian streetways will connect to the Village Center.





# Community Development

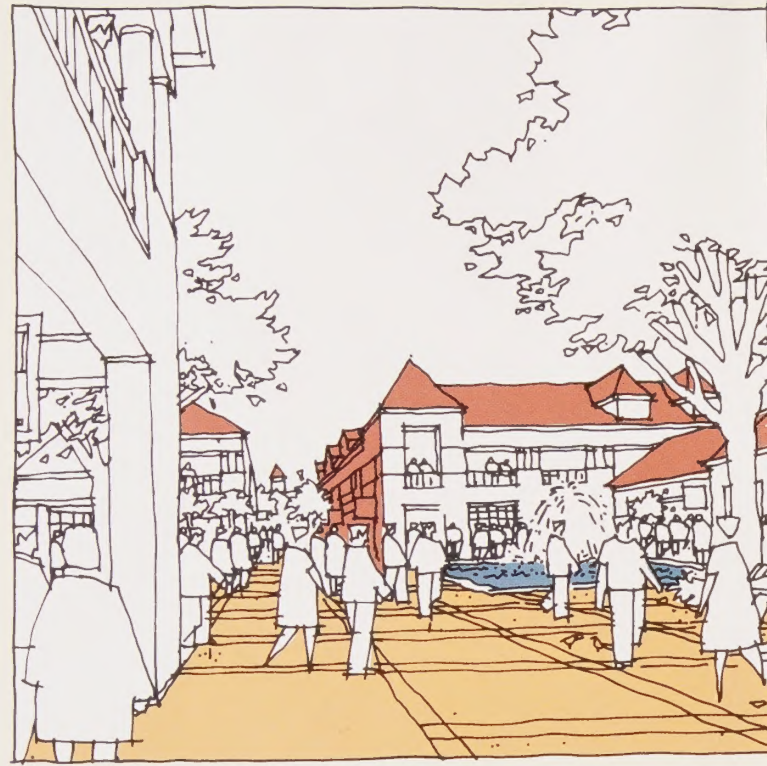


## The Village Center

A compact commercial center serving neighborhood shopping needs is envisioned which is complementary to, and not in competition with,



the Downtown. A mix of local retail, convenience goods and personal services, anchored by a supermarket and drugstore, are typical commercial uses. Professional office space would be available on the second floor. Some housing, especially for seniors, may be possible. A pedestrian core with a central plaza would lead to the golf clubhouse and adjacent areas.



## Mixed Land Use

Creative land use developments combining commercial, professional office, and multi-family housing are at the vanguard of building in the Bay Area today. Opportunities for this development are proposed east of Interstate 680 bordering the central golf course. Here, the land use mix will help to buffer residential use from freeway noise and will provide ready freeway access to these more intense uses. Proximity to the Village Center is also an advantage.







## Multi-Family Residential

A mix of multi-family residential building types will expand rental housing opportunities of the City, offering more choice and affordability. Densities may range from 16 to 26 dwelling units per acre. These self-contained neighborhoods would be located close to the Village Center within convenient arterial roadway access.



## Single-Family Residential

Traditional single-family housing and two and three-unit paired homes will occupy selected sites. Golf course single family residential will



align the fairways west of Interstate 680 in the Arroyo area. Densities may range from 4 to 12 units per acre.

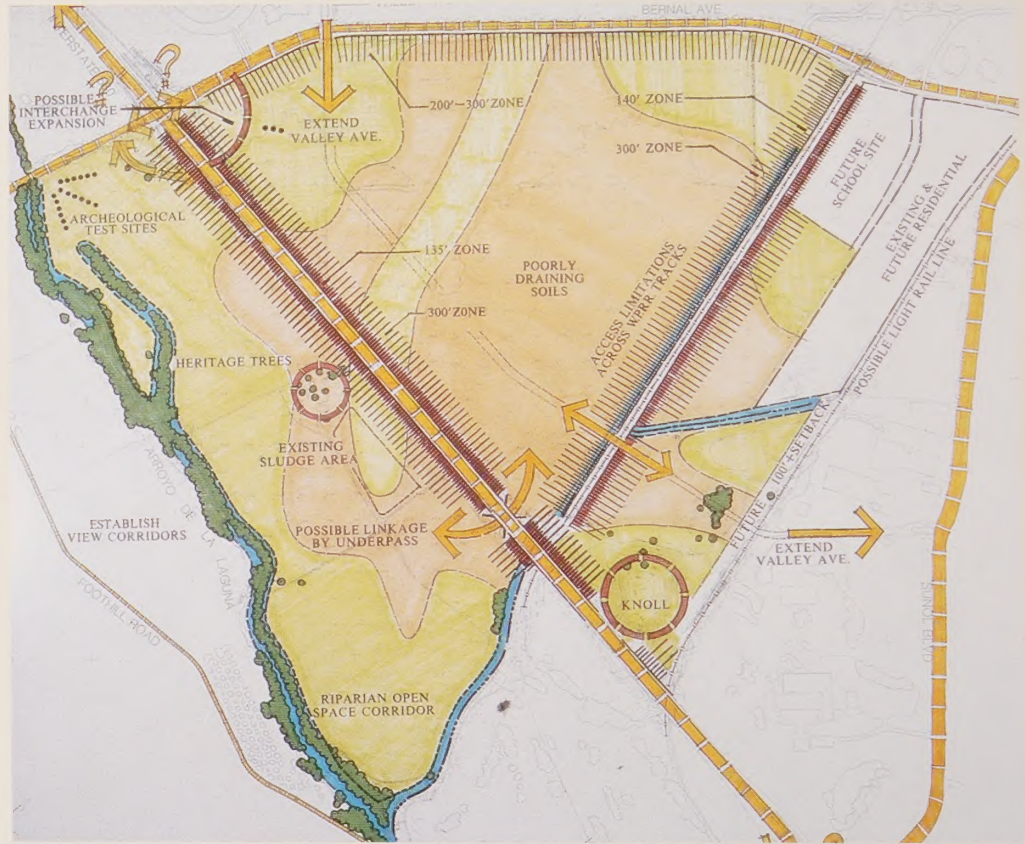


# Environmental Concerns



## Saving Arroyo de la Laguna

The natural arroyo wood-land and stream habitat will be retained as open space through complementary site design. A 100-year flood flow bypass to route excessive storm flows to a channel along the freeway may be needed.



## Saving Water

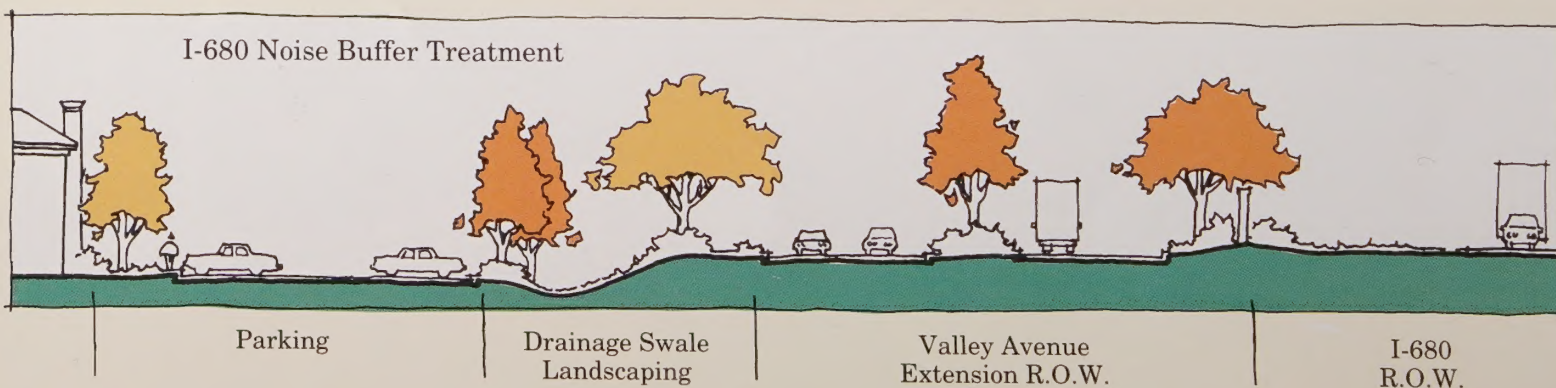
Measures include drought-tolerant landscaping, possible use of treated wastewater irrigation, and stormwater runoff through landscaped drainage swales for possible recharge.

## Reducing Noise

High noise levels surround the site requiring design plan measures to minimize impacts.

## Traffic Capacity

Road and traffic improvements will be provided to retain acceptable traffic levels.







# Land Use

## Residential

- Multi-Family
- Single-Family Paired
- Single-Family

## Mixed Use

- Predominantly Residential
- Mixed Retail/Residential
- Predominantly Commercial Office

## Commercial and Office

- Village Center

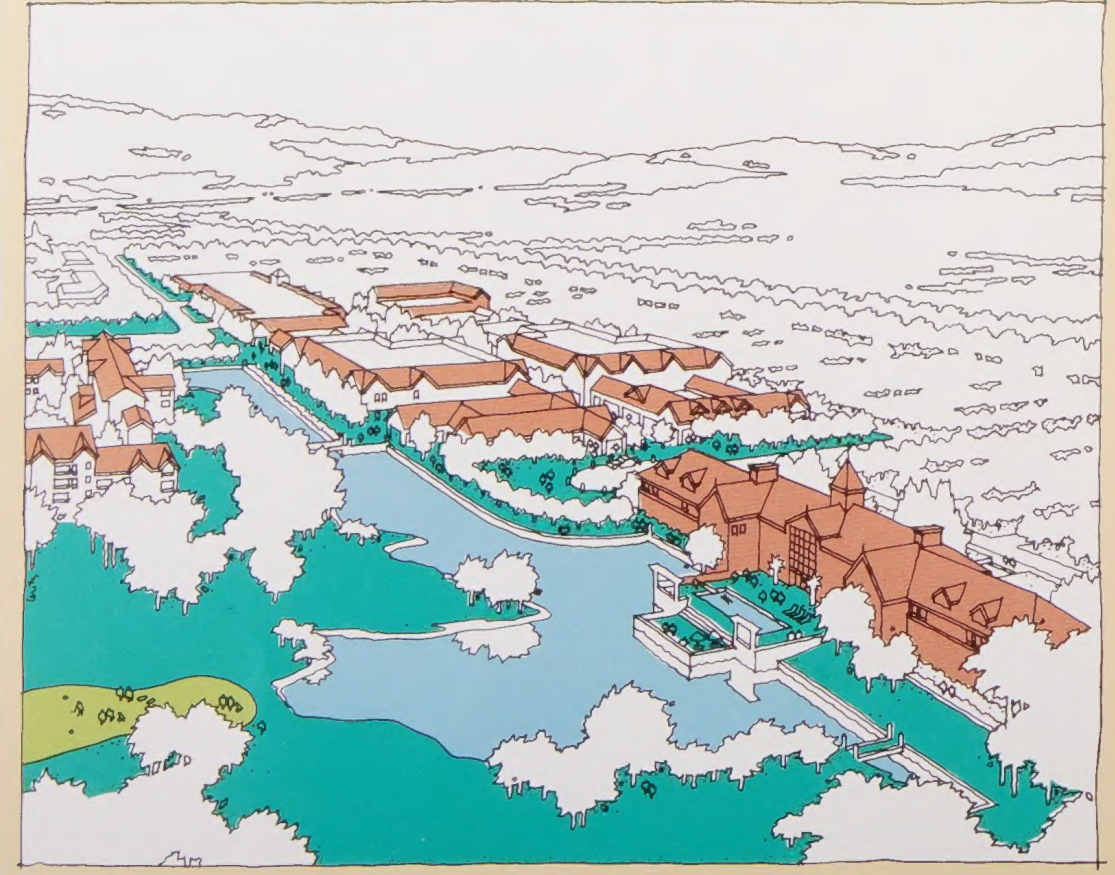
## Community Facilities

- Elementary School
- Junior High School
- Fire Station

## Parks and Open Space

- Golf Course
- Clubhouse Recreation Area
- Neighborhood Parks & Parklets
- Trailways and Greenways
- Community Open Space
- Field Sports Park

# San Francisco Lands in the City of Pleasanton



For more information contact:  
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Dowling Associates • Mason Tillman Associates, Ltd. • McDonald Associates • TJKM Transportation Consultants • Julie Tsuchiya Design